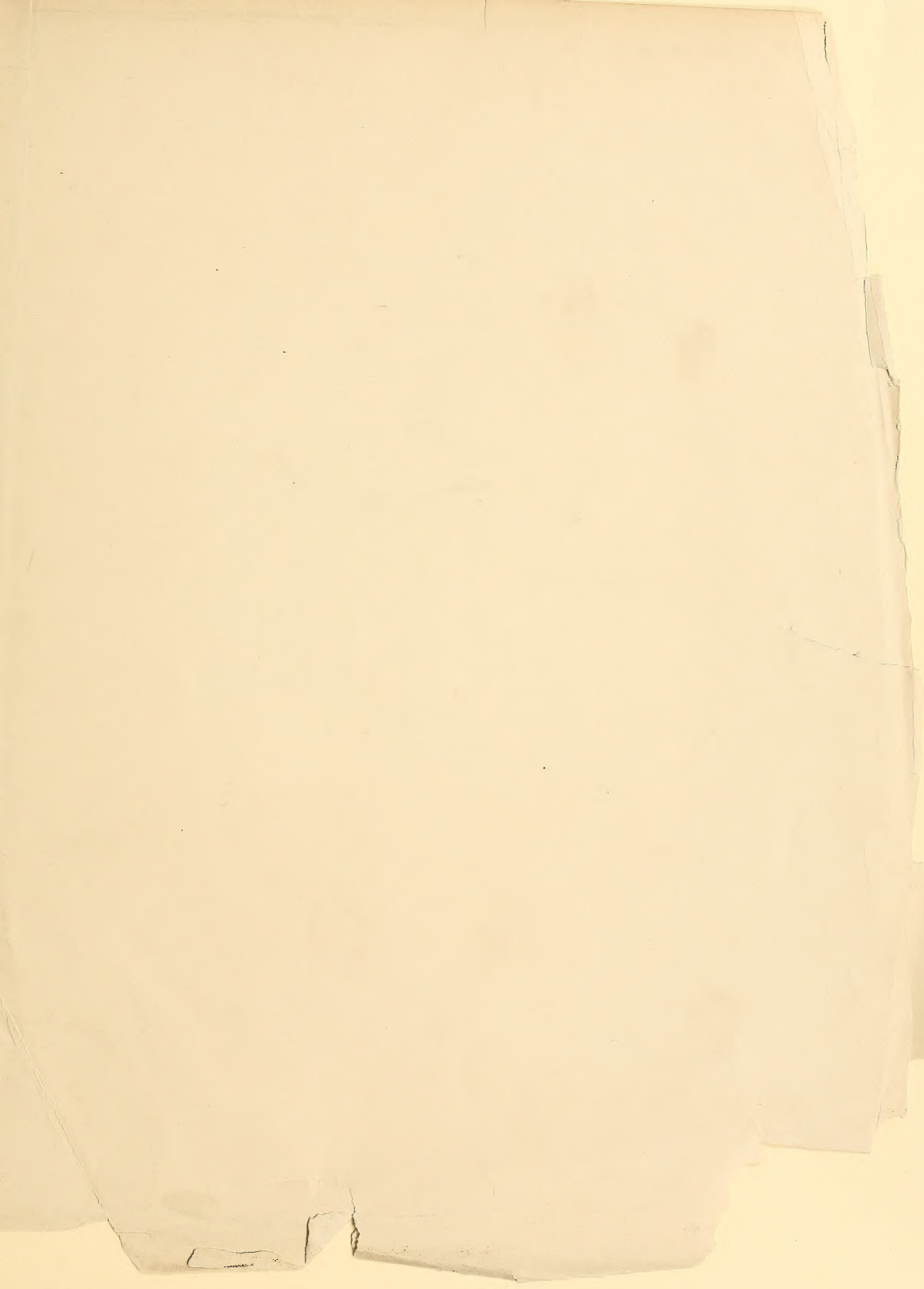



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EXTRA CENSUS BULLETIN.

No. 90.

WASHINGTON, D. C.

October 5, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN NORTH CAROLINA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 21, 1894.

SIR :

The leading results of the investigation of farm and home proprietorship in North Carolina for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 41.72 per cent of the farm families hire and 58.28 per cent own the farms cultivated by them; that 4.88 per cent of the farm owning families own subject to incumbrance and 95.12 per cent own free of incumbrance. Among 100 farm families, 42 hire their farms, 3 own with incumbrance, and 55 without incumbrance. On the owned farms there are liens amounting to \$3,757,577, which is 45.59 per cent of their value, and this debt bears interest at the average rate of 7.95 per cent, making the average annual interest charge \$57 to each family. Each owned and incumbered farm, on the average, is worth \$1,584, and is subject to a debt of \$722.

The corresponding facts for homes are that 74.23 per cent of the home families hire and 25.77 per cent own their homes; that of the home owning families 95.10 per cent own free of incumbrance and 4.90 per cent with incumbrance. In 100 home families, on the average, 74 hire their homes, 1 owns with incumbrance, and 25 without incumbrance. The debt on owned homes aggregates \$1,354,530, or 48.15 per cent of their value, and bears interest at the average rate of 7.80 per cent, so that the annual amount of interest to each home averages \$67. An average debt of \$864 incumbers each home, which has the average value of \$1,795.

There are 5 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 73.70 per cent of the home families hire and 26.30 per cent own their homes, and of the home owning families 6.30 per cent own with incumbrance and 93.70 per cent own free of incumbrance. In 100 home families, on the average, are found 74 that hire their homes, 2 that own with incumbrance, and 24 that own without incumbrance. The liens on the owned homes are 46.82 per cent of the value of those subject to lien. Several averages show that the rate of interest is 7.94 per cent; value of each owned and incumbered home, \$2,424; lien on the same, \$1,135, and yearly interest charge on each home, \$90.

Real estate purchase and improvements, when not associated with other objects, caused 52.31 per cent of the farm families to incur 49.39 per cent of the farm debt and 61.14 per cent of the home families to incur 51.40 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State	306,952	138,515	131,746	6,769	168,437	45.13	54.87	95.11	4.89	42.92	2.21
For farms	182,791	105,523	101,321	5,202	76,268	58.28	41.72	95.12	4.88	55.43	2.85
For homes	124,161	31,992	30,425	1,567	92,169	25.77	74.23	95.10	4.90	24.51	1.26
Five cities (for homes)	12,311	3,238	3,034	204	9,073	26.30	73.70	93.70	6.30	24.64	1.66
Asheville	1,778	434	390	44	1,344	24.41	75.59	89.86	10.14	21.94	2.47
Charlotte	2,403	637	586	51	1,766	26.51	73.49	91.99	8.01	24.39	2.12
Raleigh	2,239	489	437	52	1,750	21.84	78.16	89.37	10.63	19.52	2.32
Wilmington	4,487	1,375	1,328	47	3,112	30.64	69.36	96.58	3.42	29.59	1.05
Winston	1,404	303	293	10	1,101	21.58	78.42	96.70	3.30	20.87	0.71
Rest of state (for homes)	111,850	28,754	27,391	1,363	83,096	25.71	74.29	95.26	4.74	24.49	1.22

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State	6,769	\$11,055,855	\$5,112,107	46.24
For farms	5,202	8,242,485	3,757,577	45.59
For homes	1,567	2,813,370	1,354,530	48.15
Five cities (for homes)	204	491,455	231,526	46.82
Asheville	44	155,066	73,677	47.51
Charlotte	51	96,875	36,652	37.83
Raleigh	52	153,474	81,876	53.35
Wilmington	47	55,340	30,221	54.61
Winston	10	33,700	9,100	27.00
Rest of state (for homes)	1,363	2,318,915	1,123,004	48.43

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$1,633	\$755	\$404,412	\$60	7.91
For farms.....	1,584	722	298,706	57	7.95
For homes.....	1,795	864	105,706	67	7.80
Five cities (for homes).....	2,424	1,135	18,384	90	7.94
Asheville.....	3,524	1,674	5,894	134	8.00
Charlotte.....	1,900	719	2,932	57	8.00
Raleigh.....	2,951	1,575	6,476	125	7.91
Wilmington.....	1,177	643	2,354	50	7.79
Winston.....	3,370	910	728	73	8.00
Rest of state (for homes).....	1,701	824	87,322	64	7.78

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.	
	For farms.		For homes.		For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.		
Under 6 per cent.....	0.34	0.11	0.51	0.67	0.49	0.09
6 per cent.....	3.02	2.30	3.70	7.48	2.94	2.63
7 per cent.....	0.21	0.28	0.19	0.15		
8 per cent.....	96.12	96.49	95.53	91.66	96.57	97.28
6 to 8 per cent, inclusive.....	99.39	99.62	99.42	99.29	99.51	99.91
Over 6 per cent.....	96.64	97.59	95.79	91.85	96.57	97.28
Over 8 per cent.....	0.27	0.27	0.07	0.04		
Over 10 per cent.....	0.23	0.21	0.07	0.04		
Over 12 per cent.....						

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